## विकास योजना - लोणावळा

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ चे कलम ३०(१) अन्वये वगळलेल्या क्षेत्राची विकास योजना मंजूर करणेबाबत..

# महाराष्ट्र शासन नगर विकास विभाग, शासन निर्णय क्रमांक टिपीएस-१८९६/७५१/प्र.क्र.२८३/०६/नवि-१३ मंत्रालय, मुंबई : ४०० ०३२, दिनांक : १८ ऑगस्ट, २००६.

शासन निर्णय :- सोबतची शासकीय अधिसुचना महाराष्ट्र शासनाच्या राजपत्रात प्रसिध्द करावी.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नांवाने,

(नंदिकशोर पाटीले)

प्रति, विभागीय आयुक्त, पुणे विभाग, पुणे, संचालक, नगररचना, महाराष्ट्र राज्य, पुणे, उपसंचालक, नगररचना, पुणे विभाग, पूणे, सहायक संचालक नगर रचना, पुणे शाखा, पुणे, मुख्याधिकारी, लोणावळा नगर परिषद, लोणावळा व्यवस्थापक, येरवडा कारागृह मुद्रणालय, पुणे.

(त्यांना विनंती की, सोबतची शासकीय अधिसूचना महाराष्ट्र शासनाच्या राजपत्रात भाग-१ पुणे विभागीय पुरवणी भाग-१ मध्ये प्रसिध्द करुन त्यांच्या प्रत्येकी ०५ प्रती हया विभागास, संचालक नगर रचना, महाराष्ट्र राज्य, पुणे, उपसंचालक नगर रचना, पुणे विभाग, पुणे, सहायक संचालक नगर रचना, पुणे शाखा, पुणे व मुख्याधिकारी, लोणावळा नगर परिषद, लोणावळा यांना पाठवाव्यात.)

कृक्ष अधिकारी (निव-२९), नगर विकास विभाग, मंत्रालय, मुंबई.

त्यांना विनंती करण्यात येते की, सदरहू अधिसुचना शासनाच्या वेब साईटवर प्रसिध्द करावी. निवडनस्ती (कार्यासन निव-१३)

### GOVERNMENT OF MAHARASHRTRA URBAN DEVELOPMENT DEPARTMENT Mantralaya , Mumbai-400 032. Dated:- 18<sup>th</sup> August, 2006.

### NOTIFICATION.

No.•TPS- 1896/751/CR-283/06/UD-13

Maharashtra Regional & Town Planning Act. 1966

Whereas, the Lonavala (District. Pune) Municipal Council (hereinafter referred to as "the said Municipal Council") being the Planning Authority (hereinafter referred to as "the said Planning Authority) for the area under its jurisdiction, by its Resolution No.32, dated 26.07.1988 made a declaration under Section 38 read with Section 23 (1) of Maharashtra Regional & Town Planning Act,1966 (hereinafter referred to as "the said Act") of its Intention to revise the Development Plan for the area within its jurisdiction and notice of such declaration was published at Page No.1341 of the Maharashtra Government Gazette, Pune Supplement dated 25.08.1988;

And whereas, the said Municipal Council after carrying out the survey of the entire area within its jurisdiction, prepared the Draft Development Plan (Second revised) of Lonavala (hereinafter referred to as "the said Development Plan") & published the said Development Plan under section 26 of the said Act wide Resolution dated 24.01.1994 and published a notice to that effect for inviting suggestions/objections from public in Maharashtra Government Gazette, Pune Division dated 10.02.1994 on Page No. 272 and 273;

And whereas, in accordance with provision of section 30 of the said Act, the said Planning Authority is required to submit the said Development Plan to Government for sanction within a period of 12 months (from the date of publication of above said notice dt.10.2.1994) provided that the State Government may on application by the said Planning Authority extend from time to time, the said period by such further period as may be specified in the order, but not in any case exceeding 24 months in aggregate and as such the said Planning Authority has to submit the said Draft Development Plan to the Government for sanction before, in any case, 9.2.1997;

And whereas, in the opinion of the State Govt., the said Planning Authority, neglected to perform its duties imposed upon it under the provisions of the said Act, in regard to submit the said Draft Development Plan to Government for sanction within the specified time limit;

And whereas, in exercise of the powers conferred by sub-section 1 of section 162 of the said Act and all powers enabling in that behalf, the Government of Maharashtra appointed Deputy Director of Town Planning, Head Office, Pune to be an officer (hereinafter referred to as "the said Officer") for performing the duties of the said Planning Authority under section 27,28,29,30 of the said Act vide Order No. TPS –1896/751/CR-82/96/UD-13 dt. 23.5.1996:

And whereas, after considering the suggestions and objections received from the public to the proposals of the said Development Plan, the said Officer has submitted the said Development Plan under Sub-section (1) of Section 30 of the said Act on 6.2.1997 to Government of Maharashtra for sanction:

And whereas, the State Government has extended the period under Section 31 (1) of the said Act for sanctioning the said Development Plan for the period from 6.2.1997 to 15.7.2005 vide Notification, Urban Development Department No. TPS 1896/751/CR-82-96/96/UD-13, dated 28/6/2005;

And whereas, Government has partly sanctioned the said Development Plan vide Notification No. TPS 1896/751/CR-82-96/96/UD-13 dated 29/6/2005 and

And whereas, Government of Maharashtra has proposed to make certain modifications of substantial nature in the said development plan and notice inviting suggestions/objections for Excluded part was published vide notice Nb. TPS 1896/751/CR-82/A/96/UD-13 dated 29/6/2005 and Dy. Director of Town Planning, Head Office, Pune was appointed as an officer to give hearing and to submit his report to Government

And whereas, corrigendum No. TPS 1896/751/CR-82/96/UD-13 dated 28/9/05, No. TPS 1896/751/CR-82/A/96/UD-13 dated 28/9/05 & No. TPS 1896/751/CR-82/96/UD-13 dated 6/2/2006 were issued.

And whereas, the said officer, has submitted his report to the Government;

And whereas, in accordance with Sub-section (1) of Section 31 of the said Act, the Government of Maharashtra after consulting the Director of Town Planning, Maharashtra State, Pune, Government is of the opinion that the part of the Excluded Part of the said Development Plan shall be sanctioned with certain modification in some excluded parts;

Now, therefore, in exercise of the powers conferred by Sub-section (1) of Section 31 of the said Act and all the other powers enabling it in that behalf, the Government of Maharashtra hereby,

- (a) sanctions the part of the Excluded Part of the said Development Plan subject to the modifications as shown on the said excluded part of the said Development Plan as specified in the schedule appended hereto and;
- (b) fixes the dt.1<sup>st</sup> November, 2006 to be the date on which the said sanctioned part of the said Development Plan shall come into effect.

#### Notes :-

- (1) The aforesaid sanctioned part of the said Development Plan as modified and sanctioned by State Government has been kept for inspection by the public during working hours, on all working days for a period of one year in the office of Lonavala Municipal Council, Lonavala.
- (2) Areas of reservations/ sites mentioned in report of the sanctioned part of the said Development Plan and in Schedule appended hereto are approximate and subject to actual measurement on site as per boundaries on the Final Development Plan.

- (3) The reservations on sites which have not appeared in Schedule I and II are hereby sanctioned' for the respective purposes as designated in the Development Plan.
- (4) This notice is also published on Government web site @ www.urban.maharashtra.gov.in.

By order and in the name of the Governor of Maharashtra.

(Nandkishor Patil)
Under Secretary to Government.

# Development Plan of Lonavala (Second Revision) Accompaniment of Government Notification No.TPS-1896/751/CR-283/06/UD-13 Dated 18<sup>th</sup> August, 2006.

## Schedule - II

## **Modifications of Substantial Nature**

Exclude d Part No.	Site No./ S.No./ Gat No. etc.	Proposals as per the Development Plan published under Section 26 of the M.R. &T.P. Act, 1966	Proposals as per the Development Plan submitted to the Govt. for sanctioned u/s 30 of the M.R. &T.P. Act, 1966	Modifications sanctioned by Govt.
1.	2.	3,	4.	5.
EP-1	Site No.20 B Primary School & Play Ground	Site No.20 B Primary School & Play Ground	Site No.20 B Primary School & Play Ground	Site No. 20B Primary School & Play Ground is included in Site No.9 Picnic Park, Swimming Pool & Boat Club as shown on the Plan.
EP-2	S.No.8 Tungarli	Industrial Zone	Industrial Zone	Industrial Zone
EP-3	Site No.61-A Public Latrine R.S. No. 57 P.No.19	Site No.61-A Public Latrine	Site No.61-A Public Latrine	Site No.61 A Public latrine is deleted and land included in Residential Zone.
EP-4	CTS 279 Khandala	Residential Zorie	Residential Zone	The land bearing CTS No.279 Khandala is included in Congested area.
EP-8	Site No.24, Primary School & Play Ground Site No. 25, Shopping Centre & Dispensary	Site No.24, Primary School & Play Ground Site No. 25, Shopping Centre & Dispensary	Site No.24, Primary School & Play Ground Site No. 25, Shopping Centre & Dispensary	Site No. 24 "Primary School & Play Ground", Site No.25 "Shopping Center & Dispensary" are deleted and the land there under is included in No Development Zone.
EP-9	Road towards Walwan lake	D.P.Road	D.P.Road	The Road approaching towards Walwan lake is shown as Existing Road instead of D.P. Road
EP- 10	S.No. 141, 142(pt), 147, 147-1, 148, 149 Tungarti	S.No.141, 142, 161 – Public- Semipublic Zone	S.No.141, 142, 161 – Public-Semipublic Zone	The lands bearing S.No. 141, 142, 161 Tungarli are deleted from Public Semipublic Zone and are included in Residential Zone.
EP- 11	S.No.199, CTS-278,279,280 Tungarli	Public-Semipublic Zone	Public-Semipublic Zone	The lands bearing S.No.199,CTS-278,279, 280 Tungarli are deleted from Public Semipublic Zone and included in Residential Zone.

EP- 12	passing through S.No.31,32 Lonavala	15 Mt. D.P. Road	15 Mt. D.P.Road	The alignment of 15 mt. Road passing through S.No.31,32 Lonavala is shifted towards Eastward as shown on the Plan and the area released due to this shifting is included in Site No.79 Sports Complex and the area of S.No.31 under road alignment as per published plan is included in Residential Zone.
EP- 13	S.No.5+6/2 Nangar gaon	Layout Open Space	Layout Open Space	The area out of S.No. 5+6/2 (pt) Nangargaon is shown as Existing Open Space.
14	S.No.33 Nangargaon Site No.55 Shopping Centre	15 Mt. D.P.Road and Site No.55, Shopping Centre	15 Mt. D.P.Road and Site No.55, Shopping Centre	Site No.55 Shopping Center is deleted and included in residential Zone.
EP- 15	Site No.12 Khadala	Site No.12, Primary School & Play Ground	Agricultural Zone and Express way.	Site No.12 Primary School and Play Ground is deleted and the land is included in Agriculture
EP- 16	S.No.38 to 40 Khandala 9 mt. Road	9 Mt.D.P.Road	Road deleted.	Zone & Express Way. The 9 mt. Wide Road Passing through S.No.38 Khandala is deleted.
EP- 17	CTS 151 S.No.161 Tungarli	Public-Semipublic Zone	Public-Semipublic Zone	The lands bearing CTS 151 S.No.161 Tungarli is deleted from Public Semipublic Zone and included in Residential Zone.
EP- 18	S.No.72-B Walwan	Nature Reserve Zone	Nature Reserve Zone	Nature Reserve Zone.
EP- 19	CTS. 142 Tungarli Site No.35-A	Site No.35A, Weekly Market, Shopping Centre, Veg. Market and Parking	Site No.35A, Weekly Market, Shopping Centre, Veg. Market and Parking	Site No.35A, Weekly Market, Shopping Centre, Veg. Market and Parking
EP- 20	S.No.39,38,36,9 Khandala	Residential Zone	Residential Zone	The lands bearing S.No.39,38(pt),36,9 Khandala are deleted from Residential Zone and included in Agricultural Zone
EP- 21	S.No.55(pt),56(pt), 57(pt) Bhushi	S.No.55, Partly Residential Zone, Partly Agricultural Zone S.No.56,	S.No.55, Partly Residential Zone, Partly Agricultural Zone S.No.56, Agricultural Zone &	The lands bearing S.No.55(pt),56(pt),57(pt) Bhushi are deleted from Agricultural Zone and included in Residential

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		en et de la		
		Agricultural Zo		Zone as shown on plan
		S.No.57, parth	S.No.57, partly	
	1 1 1 1 1	Residential Zo	ne Residential Zone	e,
		& partly	partly Agricultura	i e li e
	V 144	Agricultural Zo	ne Zone & partly	
EP	- S.No. 101,102,10	3 Partly Popietan	Expressway	
22	104,105	Zone and north		North eastern portion of
	(all parts) Khadala	Nature Reserve		R.S. No.104(pt) and Nor
		Zone	The state of the s	western portion of R.S.
	Style in	this may	Zone	No. 105(pt) having steen
		en la l'inne	and the same of th	slope is included in
1		3.49		Nature Reserve Zone an
1				remaining land under R s
1.		· lene		No. 104(pt), 105(pt) along
1		The state of		WITH R.S. No. 101, 102
			in final Chil	103 (all parts) is deleted
	The state of the s	3	17.0	from Nature Reserve
		1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Collaboration of the second	Zone and is included in
EP-	0.11-15-			Residential Zone as
23	S.No.157 Khandala	Public-Semipubl	ic Residential Zone	shown on plan.
20		Zone	Acolderical Zorie	The land bearing
				S.No.157 Khandala is
				deleted from Public Semi-
EP-	Express Way			public Zone and included
24	alignment	-	Expressway	in Residential Zone.
	angranient.		Alignment	The Alignment of
		( )		Express Way approved by Govt. is shown on the
				Plan. Due to the said
				alignment of Express
				Way, necessary changes
			NA COL	of alignment of
	*			D.P.Roads are also
EP-	C.T.S. 231/A+B	Dublin Coming to		shown on Plan.
25	232/A+B (part)	Public-Semipublic Zone		The lands bearing C.T.S.
Щ	Khandala	Lorie	Residential Zone	231/A+B, 232/A+B (part)
				knandala are deleted
			* * * * * * * * * * * * * * * * * * * *	from Public-Semi public
			\$	Zone and included in
P-	9 mt. wide Road	9 Mt. Road	Q Mt Dand	Residential Zone.
6	passing through		9 Mt.Road	The alignment of 9 mit
	CTS 231A,232 A+B,		0.0	wide Road passing
	225 Khandala			through CTS 231A 232
2			glia.	A+B, 225 Khandala is
1				changed as shown on
			* *	plan. And the area
	9		0	released due to this
P	S No 142 440			change is included in
1	S.No.143,119, Lonavala	Water Body	Residential Zone	Residential Zone.
	Loriavaid			The approximate area
		9		about 2000 sq.mt. out of
1				S.No.143,119shown
ı		1	*	under duct line is
	1	1	I	included in D
				included in Residential Zone as shown on Plan.

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Site-Na:39 Plays-pand Site-Na:39 Plays-pand Site-Na:39 Plays-pand Site-Na:39 Plays-pand Site Na:39 Play Ground and partity Residential Zone Site Na:39 Play Ground Site Na:39 Play Ground Site Na:39 Play Ground and partity Residential Zone. Play Ground Site Na:39 Play Ground Play Ground Site Na:39 Play Ground Play G		about 2200 sq.mt out		S (1 0) 1) 00	T
Spround A personal and included in Site No. 52-C special and included in Agricultural X special and included	EP-	S. No.56 Tubbaril / 3	Site No.39, Play	Partly Site No.39,	The area about 3320
Existing Cremation Ground  Residential Zone  Residential Zone  Existing Cremation Ground & 6 Mt. Road  Existing Passidential Zone, parity No Development Zone, parity No Devel	28		Ground		
EP- Site No.52-C Extension Trust College  Area on South Side of Proposed 12 mt. road out of S. No. 103,94,95,83,84,80,68,70 (All parts), Valvan  EP- Sm. Road towards Municipal Water works passing through S. No. 69 works pa				partiy Residential	
Residential Zone   Residential	· 39	Zone as shown can P		Zone	Site No.39 Play Ground
EP- Site No.52-C Extension to Trust College  EP- Area on South Side of Proposed 12 mt. road out of S.N. 103,94,95,83,84,80,68,70 (Ali parts). Valvan  EP- 9 mt. Road towards Municipal Water works passing through S.No.69 Walwan is shown as Existing Guarters & partly Site No.46 Post Office & Staff Quarters & partly Site No.46 Post Office & Staff Quarters & Site No.75, Post Office & Staff Quarters & Guarters & Geleted & & included in Residential Zone & grid Quarters & Gleted & & included in Residential Zone & Guarters & Guarters & Guarters & Guarters & Geleted & & included in Residential Zone & Guarters & Guarters & Guarters & Guarters & Guarters & Guarters & Geleted & & included in Residential Zone & Guarters & Guarters & Geleted & & included in Residential Zone & Guarters & Guarters & Geleted & & included in Residential Zone & Guarters & Guarters & Geleted & & included in Residential Zone & Guarters & Guarters & Geleted & & included in Residential Zone & Guarters & Guarters & Geleted & & included in Residential Zone & Guarters & Geleted & & included in Residential Zone & Guarters & Geleted & & included in Residential Zone & Guarters & Geleted & & included in Residential Zone & Guarters & Geleted & & included in Residential Zone & Guarters & Geleted & & included in Residential Zone & Guarters & Geleted & & included in Residential Zone & Guarters & Geleted & & included in Residential Zone & Guarters & Geleted & & included in Residential Zone & Guarters & Geleted & & included in Residential Zone & Guarters & Geleted & & included in Residenti			Contract Contract Contract of Contract	and the control of th	and included in
EP- Site No.52-C Extension to Trust College  EP- Area on South Side of Proposed 12 mt. road out of S.N. 103,94,95,83,84,80,68,70 (Ali parts). Valvan  EP- 9 mt. Road towards Municipal Water works passing through S.No.69 Walwan is shown as Existing Guarters & partly Site No.46 Post Office & Staff Quarters & partly Site No.46 Post Office & Staff Quarters & Site No.75, Post Office & Staff Quarters & Guarters & Geleted & & included in Residential Zone & grid Quarters & Gleted & & included in Residential Zone & Guarters & Guarters & Guarters & Guarters & Geleted & & included in Residential Zone & Guarters & Guarters & Guarters & Guarters & Guarters & Guarters & Geleted & & included in Residential Zone & Guarters & Guarters & Geleted & & included in Residential Zone & Guarters & Guarters & Geleted & & included in Residential Zone & Guarters & Guarters & Geleted & & included in Residential Zone & Guarters & Guarters & Geleted & & included in Residential Zone & Guarters & Guarters & Geleted & & included in Residential Zone & Guarters & Geleted & & included in Residential Zone & Guarters & Geleted & & included in Residential Zone & Guarters & Geleted & & included in Residential Zone & Guarters & Geleted & & included in Residential Zone & Guarters & Geleted & & included in Residential Zone & Guarters & Geleted & & included in Residential Zone & Guarters & Geleted & & included in Residential Zone & Guarters & Geleted & & included in Residential Zone & Guarters & Geleted & & included in Residential Zone & Guarters & Geleted & & included in Residenti		and the second s			Residential Zone.
Ground & Ground & Ground & Ground & 6 Mt. Road Cremation Ground is corrected alongwith 6 m wide D.P. Road as per site condition.  EP- Site No.52-C Extension to Lonavala Education Trust College Staff Cone & 12 Mt. Road S. No. 69, partly Residential Zone & partly No Development Zone, partly No Development Zone, partly No Development Zone, partly No Development Zone & 12 Mt. Road Included in Agricultural No Development Zone & 12 Mt. Road Included in Agricultural No Development Zone & 12 Mt. Road Included in Agricultural No Development Zone & 12 Mt. Road Included in Agricultural No Development Zone & 12 Mt. Road Included in Agricultural No Development Zone & 12 Mt. Road Included in Agricultural No Development Zone & 12 Mt. Road Included in Agricultural Zone & 12 Mt. Road Included in Residential Zone.  EP- Site No.46 Post Office & Staff Quarters & partly Residential Zone & 12 Mt. Road Included in Residential Zone & 12 Mt. Road Included Included in Residential Zone & 12 Mt. Road Included	FP.	Existing Cremation	Residential Zone	Existing Cremation	
Site No.52-C   S. No.69 & 71,   Public-Semipublic Zone & 12 Mt. Road   S. No.69, partly No. 52-C is deleted and shown as Existing Municipal Water Works & 12 Mt. Road.   S. No. 71, partly Residential Zone, partly Water Works & 12 Mt. Road.   S. No. 71, partly Residential Zone & 12 Mt. Road.   S. No. 103, 94, 95, 83, 84, 80, 68, 70 (All parts), Vajivan   Site No. 89 Watwan   Partly Site No. 46 Post Office & Staff Quarters   Site No. 46 Post Office & Staff Quarters   Site No. 46 Post Office & Staff Quarters   Site No. 38, Primary School, High School & Pign Ground   Pign Ground   Site No. 38, Primary School, High School & Pign Ground   Site No. 38, Primary School, High School & Pign Ground   Pign Ground   Site No. 38, Primary School, High School & Pign Ground   Pign Ground   Site No. 38, Primary School, High School & Pign Ground   Pign Ground   Site No. 38, Primary School, High School & Pign Ground   Pign Ground   Site No. 38, Primary School, High School & Pign Ground			1100idonida 20110		
Site No.52-C Extension to Conavala Education Trust College  S. No. 69 & 71, Public-Semipublic Zone & 12 Mt. Road  Trust College  Proposed 12 mt. Road  Area on South Side of Proposed 12 mt. Road  Area on South Side of Proposed 12 mt. Road  Area on South Side of Proposed 12 mt. Road  Area on South Side of Proposed 12 mt. Road out of S. No. 103,94, 95, 63, 94, 68, 68, 70 (All parts), Valwan  EP- 3 mt. Road towards Municipal Water works passing through S. No. 69  Walwan  Partly Site No. 46 Post Office & Staff Quarters  Confice & Staff Quarters  Site No. 48 Post Office & Staff Quarters  Confice & Staff Quarters  Site No. 39, Primary School, High School & Play Ground  Site No. 38, Primary School, High School & Play Ground  School, High School & Play Ground  Site No. 38, Primary School, High School & Play Ground  Site No. 38, Primary School, High School & Play Ground  Site No. 38, Primary School, High School & Play Ground  Site No. 38, Primary School, High School & Play Ground  Site No. 38, Primary School, High School & Play Ground  Site No. 38, Primary School, High School & Play Ground  Site No. 38, Primary School, High School & Play Ground	23	Ground ,		7	
Site No.52-C Extension to Exten	į			Road	
EP- Site No.52-C Extension to Lonavala Education Trust College  S. No. 69 & 71, Public-Semipublic Lone & 12 Mt. Road Dartly No Development Zone, partly Water Works & 12 Mt. Road.  S. No. 71, partly Residential Zone, partly No Development Zone & 12 Mt. Road.  S. No. 71, partly Residential Zone partly No Development Zone & 12 Mt. Road.  S. No. 103, 94, 95, 83, 84, 80, 68, 70 (All parts), Vajivan  EP- 9 mt. Road towards Municipal Water works passing through S. No. 69 Walwan  EP- Office & Staff Quarters & Description of Site No. 75, Post Office & Staff Quarters  Cluarters Office & Staff Quarters  Site No. 38, Primary School, High School & High School & Play Ground  Site No. 38, Primary School, High School & Play Ground  Site No. 38, Primary School, High School & Play Ground  Site No. 38, Primary School, High School & Play Ground  Site No. 38, Primary School, High School & Play Ground  Site No. 38, Primary School, High School & Play Ground					· · · · · · · · · · · · · · · · · · ·
EP- 9 mt. Road towards Municipal Water works passing through S.No.59 Walwan  EP- 31 Office & Staff Quarters & partly Residential Zone & Staff Quarters & partly Residential Zone & Staff Quarters & Site No. 46 proposed to be extended as shown on Plan.  EP- 35ite No. 38, Primary School, High School & Play Ground					
Lonavala Education Trust College  Zone & 12 Mt. Road  Zone & 12 Mt. Road  South Road  South Side of Proposed 12 mt. road out of. South 35, 84, 80, 68, 70 (All parts), Valvan  EP- Municipal Water Works. Agricultural Zone, 21 Mt. Road South Side of Proposed 12 mt. road out of. South 35, 84, 80, 68, 70 (All parts), Valvan  EP- Municipal Water Works. Agricultural Zone & 12 Mt. Road  South Side of Proposed 12 mt. road out of. South Side of Proposed 12 mt. road out of. South Side of Proposed 12 mt. Road  South Side of Proposed 12 mt. Road control South Side of Proposed 12 mt. road out of South Side of Proposed 12 mt. Road control South Side of Proposed 12 mt. Road control South Side of Proposed 12 mt. road out of South Side of Proposed 12 mt. Road control South Side of Proposed 12 mt. Road cont		· · · · · · · · · · · · · · · · · · ·	The state of the s		
Trust College    Party   Party Residential Zone, Agricultural Zone as shown on plan.    Party Residential Zone, Agricultural Zone & 12 Mt. Road   Party Residential Zone, Agricultural Zone and included in Residential Zone and included in Residential Zone and included in Residential Zone.    Party Residential Zone & 12 mt. Road out of S. No. 103,94, 95, 83, 84, 80, 68, 70 (All parts) is deleted from Agricultural Zone and included in Residential Zone.    Party Site No. 46 Post Office & Staff Quarters & Party Residential Zone & 12 mt. wide Road is proposed on Southern side and eastern boundary of R. S. No. 46 is proposed on Southern side and eastern boundary of R. S. No. 46 is proposed on Southern side and eastern boundary of R. S. No. 46 is proposed on Southern side and eastern boundary of R. S. No. 46 is proposed on Southern side and eastern boundary of R. S. No. 46 is proposed on Southern side and eastern boundary of R. S. No. 46 is proposed on Southern side and eastern boundary of R. S. No. 46 is proposed on Southern side and eastern boundary of R. S. No. 46 is proposed on Southern side and eastern boundary of R. S. No. 46 is proposed on Southern side and eastern boundary of R. S. No. 46 is proposed on Southern side and eastern boundary of R. S. No. 46 is proposed on Southern side and eastern boundary of R. S. No. 46 is proposed on Southern side and eastern boundary of R. S. No. 46 is proposed on Southern side and eastern boundary of R. S. No. 46 is proposed on Southern side and eastern boundary of R. S. No. 46 is proposed on Southern side and eastern boundary of R.	30	Extension to	Public-Semipublic	Residential Zone &	
partty Water Works & 12 Mt. Road.  S.No. 71, partty Residential Zone, partty No Development Zone & 12 mt. Road out of S.No. 103,94, 95, 83, 84, 80, 68, 70 (All parts), Valvan  EP- 30 9 mt. Road towards Municipal Water works passing through S.No.69 Walwan  EP- 31 Office & Staff Quarters & partty Residential Zone.  S.No. 103,94, 95, 83, 84, 80, 68, 70 (All parts) is deleted from Agricultural Zone and included in Residential Zone.  EP- 32 Municipal Water works passing through S.No.69 Walwan  EP- 33 Office & Staff Quarters & partty Residential Zone.  EP- 34 Office & Staff Quarters & partty Residential Zone.  EP- 35 Site No. 46 Post Office & Staff Quarters  Compared to the compared to the compared to be extended as shown on plan.  EP- 36 Site No. 75, Post Office & Staff Quarters  Compared to the compared to the compared to be extended as shown on plan.  EP- 36 Site No. 38, Primary School, Residential Zone  Site No. 38, Primary School, High School & Play Ground  Site No. 38, Primary School, High School & Play Ground  EP- Site No. 38, Primary School, High School & Play Ground  Solution Agricultural None as shown on plan.  EP- Site No. 38, Primary School, High School & Play Ground  Area about 5.60 hec. on South Site No. on South Side of Proposed 12 mt. Road towards  Solution Agricultural Zone & Suffice No. 46 Post Office & Staff Quarters  Quarters  Site No. 75, Post Office & Staff Quarters is deleted and eastern boundary of R. S. No. 46 is proposed to be extended as shown on plan.  Site No. 38, Primary School, High School & Play Ground  Solution Agricultural Zone & Staff Quarters is deleted and eastern boundary of R. S. No. 46 is proposed to be extended in Residential Zone.  Site No. 38, Primary School, High School & Play Ground		:Lonavala Education	Zone & 12 Mt.	partly No	shown as Existing
partly Water Works & 12 Mt. Road.  S.No. 71, partly Residential Zone, partly No Development Zone & 12 Mt. Road out of S.No. 103,94, 95, 83, 84, 80, 68, 70 (All parts), Valvan  EP- 9 mt. Road towards Municipal Water works passing through S.No. 69 Walwan  EP- Site No. 46 Post Office & Staff Quarters Quarters  Quarters  Site No. 75, Post Office & Staff Quarters  Quarters  Site No. 75, Post Office & Staff Quarters  Quarters  Site No. 38, Primary School, High School & Play Ground  Remaining portion of Site No. 52-C is deleted and houselded in Residential Zone as shown on plan.  Remaining portion of Site No. 52-C is deleted and noticuded in Action and included in Action and		Trust College	Road	Development Zone,	Municipal Water Works.
8. 12 Mt. Road. S.No.71, partly Residential Zone, partly No Development Zone 8. 12 Mt. Road. Partly Residential Zone 9 Mt. Road. Partly Site No. 46 Post Office & Staff Quarters, Residential Zone 9 mt. Road towards Municipal Water works Price Residential Zone 9 mt. Road towards Municipal Vater wor					Remaining portion of Site
S.No.71, partly Residential Zone, partly No Development Zone & 12 Mr. Road  Area on South Side of Proposed 12 mr. road out of S.No.103,94,95,83, 84,80,68,70 (All parts), Valvan  Partly Site No.46 Post Office & Staff Quarters Quarters  Partly Site No.46 Post Office & Staff Quarters Apricultural Zone Site No.75, Post Office & Staff Quarters  Site No.75, Post Office & Staff Quarters is deleted & included in Agricultural Zone as shown on plan.  Included in Agricultural Zone as shown on plan.  Area about 5.60 hec. on Such Side No. 16 No.103, 94, 95, 83, 84, 80, 68, 70 (All parts) is deleted from Agricultural Zone and included in Residential Zone.  Partly Site No.46 Post Office & Staff Quarters  Site No. 75, Post Office & Staff Quarters is deleted & included in Residential Zone.  Site No. 75, Post Office & Staff Quarters is deleted & included in Residential Zone.  Site No. 38, Primary School, High School & Play Ground  Partly Site No. 38, Primary Site No. 38, Primary School, High School & Play Ground					
S.No.71, partly Residential Zone partly No Development Zone & 12 Mt. Road  Partly Residential Zone, Agricultural Zone & 12 Mt. Road Zone Agricultural Zone and included In Residential Zone  Partly Site No.46 Post Office & Staff Quarters Staff Quarters & Staff Quarters & Post Office & Staff Quarters Zone Zone Agricultural Zone Agri					
Residential Zone, partly No Development Zone & 12 Mt. Road:  EP- Area on South Side of Proposed 12 mt. proad out of S. No. 103,94, 95, 63, 84, 80, 68, 70 (All parts), Valvan  EP- 9 mt. Road towards Municipal Water works passing through S. No. 69 Walwan shown as Existing Post Office & Staff Quarters & partly Residential Zone & Staff Quarters & partly Residential Zone & Staff Quarters & partly Site No. 46 Post Office & Staff Quarters & partly Residential Zone & Staff Quarters & partly Site No. 75, Post Office & Staff Quarters & partly Residential Zone & Staff Quarters & Site No. 75, Post Office & Staff Quarters & partly Residential Zone & Staff Quarters & partly Residential Zone & Staff Quarters & partly Site No. 75, Post Office & Staff Quarters & partly Residential Zone & Staff Quarters & Site No. 75, Post Office & Staff Quarters & Staff Quarter			- fo	S No 71 partly	
Partly No Development Zone & 12 Mt. Road.  Partly Residential Zone, Agricultural Zone of Proposed 12 mt. road out of S. No. 103,94, 95, 83, 84, 80, 68, 70 (All parts), Vaiwan  Partly Residential Zone, Agricultural Zone & 12 Mt. Road 13 mt. Road 13 mt. Road 14 mt. Road 15 mt. Road 1					
Development Zone & 12 Mt. Road  Area on South Side of Proposed 12 mt. road out of S.No. 103, 94, 95, 83, 84, 80, 68, 70 (All parts), Valvan  EP- 9 mt. Road towards Municipal Water works passing through S.No.69 Walwan  EP- Site No. 46 Post Office & Staff Quarters  Company Staff Road Staff Quarters  Site No. 75, Post Office & Staff Quarters  Site No. 75, Post Office & Staff Quarters  Company Staff Quarters  Site No. 75, Post Office & Staff Quarters is deleted & included in Residential Zone.  EP- Site No. 38, Primary School, High School & Play Ground  Site No. 38, Primary School, High School & Play Ground  Development Zone & 12 Mt. Road  Area about 5.60 hec. on South Side of Proposed 12 mt. road out of S.No. 103,94, 95, 83, 84, 80, 68, 70 (All parts) is deleted from Agricultural Zone and included in Residential Zone.  Partly Site No. 46  Post Office & Staff Quarters, Residential Zone & Staff Quarters is deleted & included in Residential Zone.  Site No. 75, Post Office & Staff Quarters is deleted & included in Residential Zone.  Site No. 38, Primary School, High School & Play Ground  Partly Residential Zone & Staff School, High School & Play Ground  Site No. 38, Primary School, High School & Play Ground	19				C. COVII. CII pica.
Area on South Side of Proposed 12 mt. road out of S. No. 103,94, 95, 83, 84, 80, 68, 70 (All parts), Valvan  EP- 9 mt. Road towards works passing through S.No.69 Walwan  EP- Site No. 46 Post Office & Staff Quarters Quarters & partly Residential Zone & Staff Quarters & Site No. 75, Post Office & Staff Quarters & Site No. 75, Post Office & Staff Quarters & Site No. 75, Post Office & Staff Quarters & Site No. 38, Primary School, High School & Play Ground  & 12 Mt. Road South Side of Proposed 12 mt. road out of S. No. 103,94, 95, 83, 84, 80, 68, 70 (All parts) is deleted from Agricultural Zone and included in Residential Zone.  Existing 9 Mt. Road  Beria Residential Zone & Staff Quarters & partly Site No. 46 Post Office & Staff Quarters is deleted & included in Residential Zone.  Beria Site No. 75, Post Office & Staff Quarters is deleted & included in Residential Zone.  EP- Site No. 38, Primary School, High School & Play Ground  Beria Partly Residential Zone & Staff Quarters is deleted & included in Residential Zone.  Site No. 38, Primary School, High School & Play Ground  Area about 5.60 hec. on South Side of Proposed 12 mt. Road 12 m					
Area on South Side of Proposed 12 mt road out of S. No. 103,94, 95, 83, 84, 80, 68, 70 (All parts), Valvan  EP 9 mt. Road towards Municipal Water works passing through S. No. 69 Walwan  EP Site No. 46 Post Office & Staff Quarters  Quarters  EP 3 ste No. 75, Post Office & Staff Quarters  Quarters  Site No. 75, Post Office & Staff Quarters  Quarters  Site No. 75, Post Office & Staff Quarters  Site No. 75, Post Office & Staff Quarters  Site No. 75, Post Office & Staff Quarters  Site No. 38, Primary School, High School & Play Ground  EP Site No. 38, Primary School, High School & Play Ground  Area about 5.60 hec. on South Side of Proposed South Side of Proposed 12 mt. Road Sout	4.4	E. Minga DIVAS NOTE			
of Proposed 12 mt. road out of. S. No. 103, 94, 95, 83, 84, 80, 68, 70 (All parts), Valvan  EP- 9 mt. Road towards Municipal Water works passing through S. No. 69 Walwan  EP- Site No. 46 Post Office & Staff Quarters  Office & Staff Quarters  EP- Site No. 475, Post Office & Staff Quarters  Site No. 75, Post Office & Staff Quarters  EP- Site No. 75, Post Office & Staff Quarters  Site No. 75, Post Office & Staff Quarters  Site No. 75, Post Office & Staff Quarters  EP- Site No. 38, Primary School, High School & Play Ground  EP- Site No. 38, Primary School, High School & Play Ground  Site No. 38, Primary School, High School & Play Ground  South Side of Proposed 12 mt. road out of S. No. 103, 94, 95, 83, 84, 80, 68, 70 (All parts) is deleted from Agricultural Zone and included in Residential Zone  Existing 9 Mt. Road  Existing 9 Mt. Road  South Side of Proposed 12 mt. road out of S. No. 103, 94, 95, 83, 84, 80, 68, 70 (All parts) is deleted 12 mt. road out of S. No. 103, 94, 95, 83, 84, 80, 68, 70 (All parts) is deleted 12 mt. road out of S. No. 103, 94, 95, 83, 84, 80, 68, 70 (All parts) is deleted 12 mt. road out of S. No. 103, 94, 95, 83, 84, 80, 68, 70 (All parts) is deleted 12 mt. road out of S. No. 103, 95, 80, 84, 80, 68, 70 (All parts) is deleted 12 mt. road out of S. No. 103, 95, 80, 84, 80, 68, 70 (All parts) is deleted 12 mt. road out of S. No. 103, 95, 83, 84, 80, 68, 70 (All parts) is deleted 12 mt. road out of S. No. 103, 95, 80, 84, 80, 68, 70 (All parts) is deleted 12 mt. road out of S. No. 103, 95, 83, 84, 80, 68, 70 (All parts) is deleted 12 mt. road out of S. No. 103, 95, 80, 80, 80, 80, 80, 80, 80, 80, 80, 80		464241243			15.001
road out of S.No.103,94,95,83, 84,80,68,70 (All parts), Valvan    EP- 9 mt. Road towards					
S.No.103,94,95,83,84,80,68,70 (All parts) is deleted from Agricultural Zone and included in Residential Zone.  EP- 9 mt. Road towards 32 Municipal Water works passing through S.No.69 Walwan  EP- Site.No.46 Post Office & Staff Quarters Quarters  Site.No.46 Post Office & Staff Quarters & partly Residential Zone  EP- Site.No.46 Post Office & Staff Quarters Quarters  Site.No.75, Post Office & Staff Quarters & partly Residential Zone & Staff Quarters  Site.No.75, Post Office & Staff Quarters & partly Residential Zone & Staff Quarters & proposed to be extended as shown on plan.  EP- Site.No.38, Primary Site.No.38, Primary School, High School & Play Ground  Site.No.38, Primary School, High School & Play Ground  School, High School & Play Ground  Site.No.38, Primary School, High School & Play Ground	31		& 12 Mt. Road		
84, 80, 68, 70 (All parts) is deleted from Agricultural Zone and included in Residential Zone.  BP 9 mt. Road towards Municipal Water works passing through S.No.69 Walwan Walwan  EP- Site.No.46 Post Office & Staff Quarters Quarters  Staff Quarters & partly Residential Zone  BP Mt. Road  Partly Site No.46 Post Office & Staff Quarters, Residential Zone & Summary of R.  Site.No.46 Post Office & Staff Quarters, Residential Zone & Staff Quarters & partly Residential Zone  Site.No.75, Post Office & Staff Quarters & Site.No.75, Post Office & Staff Quarters in Company.  Site.No.75, Post Office & Staff Quarters is deleted & included in Residential Zone.  Site.No.38, Primary School, High School & Play Ground  Site.No.38, Primary School, High School & Play Ground  80, 68, 70 (All parts) is deleted form Agricultural Zone and included in Residential Zone.  80, 68, 70 (All parts) is deleted form Agricultural Zone and included in Residential Zone.  9 mt. Road towards Municipal Water works passing through S.No.68 Walwan is shown as Existing Road instead of D.P. Road as shown on Plan.  9 mt. wide Road is proposed on Southern side and eastern boundary of R. S. No. 46 is proposed to be extended as shown on plan.  Site.No. 75, Post Office & Staff Quarters is deleted & included in Residential Zone.  Site.No. 75, Post Office & Staff Quarters is deleted & included in Residential Zone.  Site.No. 38, Primary School, High School & Play Ground Play Ground	to de ante			Zone & 12 Mt. Road	
parts), Valvan  EP- 9 mt. Road towards Municipal Water works passing through S.N0.69 Walwan  EP- Site No. 46 Post Office & Staff Quarters  Site No. 75, Post Office & Staff Quarters  Office & Staff Quarters  Site No. 75, Post Office & Staff Quarters is deleted & included in Residential Zone  EP- Site No. 38, Primary Site No. 38, Primary School, High School & Play Ground  deleted from Agricultural Zone and included in Residential Zone.  Existing 9 Mt. Road  Municipal Water works passing through S.N0.69 Walwan is shown as Existing Road instead of De Road as shown on Plan.  9 mt. wide Road is proposed on Southern side and eastern boundary of R. S. No. 46 is proposed to be extended as shown on plan.  Site No. 75, Post Office & Staff Quarters is deleted & included in Residential Zone.  Site No. 38, Primary School, High School & Play Ground  School, High School & Play Ground		S.No.103,94, 95, 83,			S.No.103,94, 95, 83, 84,
Zone and included in Residential Zone.  Partty Site No. 46 Post Office & Staff Quarters  Post Office & Staff Quarters  Site No. 75, Post Office & Staff Quarters  Pitch No. 75, Post Office & Staff Quarters  Site No. 75, Post Office & Staff Quarters is deleted & included in Residential Zone.  EP- Site No. 38, Primary School, High School & Play Ground  Zone Site No. 38, Primary School, High School & Play Ground  Zone Site No. 38, Primary School, High School & Play Ground  Zone Site No. 38, Primary School, High School & Play Ground	471	84, 80, 68, 70 (All	A STATE OF THE STA		80, 68, 70 (All parts) is
EP- 9 mt. Road towards Municipal Water works passing through S.No.69 Walwan  EP- Site No. 46 Post Quarters  EP- Site No. 38, Primary 35 School, High School & Play Ground  EP- Site No. 38, Primary 35 School, High School & Play Ground  EP- Site No. 38, Primary School, High School & Play Ground  Existing 9 Mt. Road  Existing 9 Mt. Road  Existing 9 Mt. Road  Existing 9 Mt. Road  Fixed Staff Sunctions Suncice Suncic		parts), Valvan	· • • • • • • • • • • • • • • • • • • •		deleted from Agricultural
## Partly Site No. 46 Post Office & Staff Quarters  ## Site No. 75, Post Office & Staff Quarters  ## Site No. 75, Post Office & Staff Quarters  ## Site No. 38, Primary School, High School & Play Ground  ## Partly Site No. 38, Primary School, High School & Play Ground  ## Existing 9 Mt. Road  ## Road towards Municipal Water works passing through S. No. 68  ## Walwan is shown as Existing Road instead of D.P. Road as shown on Plan.  ## Partly Site No. 46  ## Post Office & Staff Quarters, Residential Zone & 9 Mt. Road  ## Partly Site No. 46  ## Post Office & Staff Quarters, Residential Zone & 9 Mt. Road  ## Partly Site No. 46  ## Post Office & Staff Quarters, Residential Zone & 9 Mt. Road  ## Partly Site No. 46  ## Post Office & Staff Quarters, Residential Zone & 9 Mt. Road  ## Partly Site No. 46  ## Post Office & Staff Quarters, Residential Zone & 9 Mt. Road  ## Partly Site No. 46  ## Post Office & Staff Quarters, Residential Zone & 9 Mt. Road  ## Post Office & Staff Quarters, Residential Zone & 9 Mt. Road  ## Partly Site No. 46  ## Post Office & Staff Quarters, Residential Zone & 9 Mt. Road  ## Partly Site No. 46  ## Post Office & Staff Quarters, Residential Zone & 9 Mt. Road  ## Partly Site No. 46  ## Post Office & Staff Quarters, Residential Zone & 9 Mt. Road  ## Partly Site No. 46  ## Post Office & Staff Quarters, Residential Zone & 9 Mt. Road  ## Partly Site No. 46  ## Post Office & Staff Quarters, Residential Zone & 9 Mt. Road  ## Post Office & Staff Quarters & 9 Mt. Road  ## Partly Site No. 46  ## Post Office & Staff Quarters, Residential Zone & 9 Mt. Road  ## Partly Site No. 46  ## Post Office & Staff Quarters, Residential Zone & 9 Mt. Road  ## Partly Site No. 46  ## Partly Site No. 46  ## Partly Site No. 46  ## Post Office & Staff Quarters, Residential Zone & 9 Mt. Road  ## Partly Site No. 46  ## Partl				7	Zone and included in
Municipal Water works passing through S.N0.69 Walwan  EP- Site No. 46 Post Office & Staff Quarters  Site No. 75, Post Office & Staff Quarters is deleted & included in Residential Zone.  EP- Site No. 38, Primary School, High School & Play Ground  Site No. 38, Primary School, High School & Play Ground  Municipal Water works passing through S.N0.69  Walwan is shown as Existing Road instead of D.P. Road as shown on Plan.  Partly Site No. 46  Post Office & Staff Quarters, Residential Zone & Staff Quarters is deleted & included in Residential Zone.  Site No. 75, Post Office & Staff Quarters is deleted & included in Residential Zone.  Site No. 38, Primary School, High School & Play Ground					Residential Zone.
Municipal Water works passing through S.N0.69 Walwan  EP- Site No. 46 Post Office & Staff Quarters  Site No. 75, Post Office & Staff Quarters is deleted & included in Residential Zone.  EP- Site No. 38, Primary School, High School & Play Ground  Site No. 38, Primary School, High School & Play Ground  Municipal Water works passing through S.N0.69  Walwan is shown as Existing Road instead of D.P. Road as shown on Plan.  Partly Site No. 46  Post Office & Staff Quarters, Residential Zone & Staff Quarters is deleted & included in Residential Zone.  Site No. 75, Post Office & Staff Quarters is deleted & included in Residential Zone.  Site No. 38, Primary School, High School & Play Ground	FP.	9 mt. Road towards		Existing 9 Mt Road	9 mt. Road towards
works passing through S.N0.69 Walwan  Partly Site No.46 Office & Staff Quarters  Site No.75, Post Office & Staff Quarters is deleted & included in Residential Zone  EP- Site No.38, Primary School, High School & Play Ground  Site No.38, Primary School, High School & Play Ground  Partly Site No.46 Post Office & Staff Quarters Site No.46 Post Office & Staff Quarters Site No.46 Post Office & Staff Quarters Site No.75, Post Office & Staff Quarters is deleted & included in Residential Zone  Site No.38, Primary School, High School & Play Ground  Partly Site No.46 Post Office & Staff Quarters Site No.46 Site No.75, Post Site					
through S.No.69 Walwan  Walwan is shown as Existing Road instead of D.P. Road as shown on Plan.  Partly Site No.46 Post Office & Staff Quarters  Site No. 46 Post Office & Staff Quarters  Site No. 75, Post Office & Staff Quarters is deleted & included in Residential Zone  EP- Site No. 38, Primary School, High School & Play Ground  Walwan is shown as Existing Road instead of D.P. Road as shown on Plan.  9 mt. wide Road is proposed on Southern side and eastern boundary of R. S. No. 46 is proposed to be extended as shown o plan.  Site No. 75, Post Office & Staff Quarters is deleted & included in Residential Zone  EP- Site No. 38, Primary School, High School & Play Ground  Site No. 38, Primary School, High School Relay Ground  Walwan is shown as Existing Road instead of D.P. Road as shown on Plan.  9 mt. wide Road is proposed on Southern side and eastern boundary of R. S. No. 46 is proposed to be extended as shown o plan.  Site No. 75, Post Office & Staff Quarters is deleted & included in Residential Zone  Site No. 38, Primary School, High School & Play Ground Plan.	-				
Walwan  EP- Site No. 46 Post Office & Staff Quarters Site No. 75, Post Office & Staff Quarters Office & Staff Quarters Site No. 75, Post Office & Staff Quarters Office & Staff Quarters Office & Staff Quarters is deleted & included in Residential Zone  EP- Site No. 38, Primary School, High School & Partly Site No. 46 Post Office & Staff Quarters, Residential Zone & Site No. 75, Post Office & Staff Quarters is deleted & included in Residential Zone  EP- Site No. 38, Primary School, High School & Play Ground  Existing Road instead of D.P. Road as shown on Plan.  9 mt. wide Road is proposed on Southern side and eastern boundary of R. S. No. 46 is proposed to be extended as shown o plan.  Site No. 75, Post Office & Staff Quarters is deleted & included in Residential Zone  Site No. 38, Primary School, High School & Play Ground					
D.P. Road as shown on Plan.  Partly Site No.46 Post Office & Staff Quarters Staff Quarters & partly Residential Zone  EPu Site No. 75, Post Office & Staff Quarters is deleted & included in Residential Zone  EP- Site No. 38, Primary School, High School & Play Ground  D.P. Road as shown on Plan.  9 mt. wide Road is proposed on Southern side and eastern boundary of R. S. No. 46 is proposed to be extended as shown o plan.  Site No. 75, Post Office & Staff Quarters is deleted & included in Residential Zone  Site No. 38, Primary School, High School & Play Ground  Partly Site No. 46 Post Office & Staff Quarters, Residential Zone Site No. 75, Post Office & Staff Quarters is deleted & included in Residential Zone  Site No. 38, Primary School, High School & Play Ground  Partly Site No. 46 Post Office & Staff Quarters, Residential Zone Site No. 75, Post Office & Staff Quarters is deleted & included in Residential Zone  Site No. 38, Primary School, High School & Play Ground  Partly Site No. 46 Post Office & Staff Quarters, Residential Zone  Site No. 75, Post Office & Staff Quarters is deleted & included in Residential Zone  Site No. 38, Primary School, High School & Play Ground			1		
Plan.  Partly Site No. 46  Post Office & Staff  Quarters, Residential Zone & Staff  Office & Staff  Quarters is deleted & included in Residential Zone.  EP- Site No. 38, Primary School, High School & Play Ground  Play Ground  Play Ground		vvalwari			
Partly Site No. 46 Post Office & Staff Quarters Staff Quarters & partly Residential Zone & Suff Quarters, Residential Zone & Summary of R.  Site No. 75, Post Office & Staff Quarters  Office & Staff Quarters  Site No. 75, Post Office & Staff Quarters  Office & Staff Quarters  Site No. 75, Post Office & Staff Quarters is deleted & included in Residential Zone  EP- Site No. 38, Primary School, High School & Play Ground  Partly Site No. 46 Post Office & Staff Quarters, Residential Zone & Summary School, High School & Play Ground  9 mt. wide Road is proposed on Southern side and eastern boundary of R. S. No. 46 is proposed to be extended as shown on plan.  Site No. 75, Post Office & Staff Quarters is deleted & included in Residential Zone.  Site No. 38, Primary School, High School & Play Ground  Site No. 38, Primary School & Play Ground					
Office & Staff Quarters  Staff Quarters & Staff Quarters & Post Office & Staff Quarters, Residential Zone & 9 Mt. Road  Post Office & Staff Quarters, Residential Zone & 9 Mt. Road  Site No. 75, Post Office & Staff Quarters  Site No. 75, Post Office & Staff Office & Staff Quarters  Site No. 75, Post Office & Staff Quarters is deleted & included in Residential Zone  EP- Site No. 38, Primary School, High School & Play Ground  Site No. 38, Primary School, High School & Play Ground  Post Office & Staff Quarters, Residential Zone & Side and eastern boundary of R.  S. No. 46 is proposed to be extended as shown on plan.  Site No. 75, Post Office & Staff Quarters is deleted & included in Residential Zone.  Site No. 38, Primary School, High School & Play Ground  Play Ground		,			
Quarters Staff Quarters & partly Residential Zone & 9 Mt. Road Staff Quarters, Residential Zone & 9 Mt. Road Staff Staff Quarters Staff Quart					
partly Residential Zone & 9 Mt. Road boundary of R. S. No. 46 is proposed to be extended as shown or plan.  EDW Site No. 75, Post Office & Staff Quarters  Site No. 75, Post Office & Staff Quarters is deleted & included in Residential Zone.  EP- Site No. 38, Primary School, High School & Play Ground  Partly Residential Zone & boundary of R. S. No. 46 is proposed to be extended as shown or plan.  Site No. 75, Post Office & Staff Quarters is deleted & included in Residential Zone.  Site No. 38, Primary School, High School & Play Ground  Site No. 38, Primary School, High School & Play Ground	.33				
Zone  Zone  9 Mt. Road  S. No. 46 is proposed to be extended as shown or plan.  Site No. 75, Post Office & Staff Office & Staff Quarters  Site No. 75, Post Office & Staff Quarters is deleted & included in Residential Zone  EP- Site No. 38, Primary School, High School & Play Ground  S. No. 46 is proposed to be extended as shown or plan.  Site No. 75, Post Office & Staff Quarters is deleted & included in Residential Zone.  Site No. 38, Primary School, High School & Play Ground  S. No. 46 is proposed to be extended as shown or plan.  Site No. 75, Post Office & Staff Quarters is deleted & included in Residential Zone.  Site No. 38, Primary School, High School & Play Ground  Play Ground		Quarters	Staff Quarters &		
Zone  Zone  9 Mt. Road  S. No. 46 is proposed to be extended as shown or plan.  Site No. 75, Post Office & Staff Quarters  Office & Staff Quarters  Site No. 75, Post Office & Staff Quarters is deleted & included in Residential Zone  EP- Site No. 38, Primary School, High School & Play Ground  S. No. 46 is proposed to be extended as shown or plan.  Site No. 75, Post Office & Staff Quarters is deleted & included in Residential Zone.  Site No. 38, Primary School, High School & Play Ground  S. No. 46 is proposed to be extended as shown or plan.  Site No. 75, Post Office & Staff Quarters is deleted & included in Residential Zone.  Site No. 38, Primary School, High School & Play Ground  Play Ground			partly Residential	Residential Zone &	
be extended as shown oplan.  EPW Site No. 75, Post Office & Staff Office & Staff Quarters  Office & Staff Quarters  Office & Staff Quarters is deleted & included in Residential Zone  EP- Site No. 38, Primary School, High School & Play Ground  Site No. 75, Post Office & Staff Quarters is deleted & included in Residential Zone  Site No. 38, Primary School, High School & Play Ground  Site No. 38, Primary School, High School & Play Ground  De extended as shown oplan.  Site No. 75, Post Office & Staff Quarters is deleted & included in Residential Zone.	į, *.			9 Mt. Road	S. No. 46 is proposed to
Site No. 75, Post Office & Staff Quarters  Site No. 75, Post Office & Staff Quarters  Site No. 75, Post Office & Staff Quarters is deleted & included in Residential Zone  EP- Site No. 38, Primary School, High School & Primary School, High School & Play Ground  Site No. 75, Post Office & Staff Quarters is deleted & included in Residential Zone.  Site No. 75, Post Office & Staff Quarters is deleted & included in Residential Zone.  Site No. 38, Primary School, High School & Play Ground  Site No. 75, Post Office & Staff Quarters is deleted & included in Residential Zone.  Site No. 38, Primary School, High School & Play Ground  Site No. 75, Post Office & Staff Quarters is deleted & included in Residential Zone.  Site No. 75, Post Office & Staff Quarters is deleted & included in Residential Zone.  Site No. 38, Primary School, High School & Play Ground	*gr^.				be extended as shown on
Site No. 75, Post Office & Staff Quarters  Site No. 75, Post Office & Staff Quarters  Site No. 75, Post Office & Staff Quarters is deleted & included in Residential Zone  EP- Site No. 38, Primary School, High School & Primary School, High School & Play Ground  Site No. 75, Post Office & Staff Quarters is deleted & included in Residential Zone.  Site No. 75, Post Office & Staff Quarters is deleted & included in Residential Zone.  Site No. 38, Primary School, High School & Play Ground  Site No. 75, Post Office & Staff Quarters is deleted & included in Residential Zone.  Site No. 38, Primary School, High School & Play Ground	1	the market and the			plan.
Office & Staff Quarters Office & Staff Quarters is deleted & included in Residential Zone  EP- Site No. 38, Primary School, High School & Play Ground  Office & Staff Quarters is deleted & included in Residential Zone  Site No. 38, Primary School, High School A Play Ground  Staff Quarters is deleted & included in Residential Zone.  Site No. 38, Primary School, High School A Play Ground  Play Ground	FPu #		Site No. 75 Post	Site No. 75 Post	
Quarters  Quarters  Quarters is deleted & included in Residential Zone.  EP- Site No. 38, Primary School, High School & Primary School, High School & Play Ground  Quarters is deleted & included in Residential Zone.  Site No. 38, Primary Site No. 38, Primary School, High School & Play Ground  Site No. 38, Primary School & Play Ground  Play Ground				1	
& included in Residential Zone.  EP- Site No. 38, Primary Site No. 38, Site No. 38, Primary School, High School & Primary School, High School & Play Ground School & Play Ground Play Ground				}	
Residential Zone  Residential Zone  Residential Zone  Residential Zone  Residential Zone  Residential Zone  Site No. 38, Primary School, High School School, High School & Play Ground  Residential Zone  Residential Zone		Adelicis.	Guartera		
EP- Site No. 38, Primary Site No. 38, Site No. 38, Primary School, High School & Primary School, High School & Play Ground School & Play Ground					ZUITE.
School, High School   Primary School,   School, High School   School, High School & Play Ground   Pl	4			Residential Zone	1,100
School, High School   Primary School,   School, High School   School, High School & Play Ground   Pl		¥			
School, High School   Primary School,   School, High School   School, High School & Play Ground   Pl					
& Play Ground High School & - & Play Ground Play Ground	EP-				1
& Play Ground High School & & Play Ground Play Ground	35	School, High School	Primary School,	School, High School	School, High School &
			High School &	& Play Ground	Play Ground
The state of the s		12.	Play Ground		

EP-	CTC 407 C No 54	I Non consisted	Alan and a	
36	CTS 187, S.No.54,	Non congested	Non congested	Land bearing S.No.54, 58
30	Bhangar wadi	area, Residential	area, Residential	etc., Bhangarwadi are
		Zone	Zone	included in Congested
		· 30	7	area as it was in
	** . ** <u>}</u>	5 1	1	sanctioned Development
				Plan as shown on plan.
EP-	S.No.72 (pt)	Residential Zone	Residential Zone	Residential Zone
37	Pangaloli	5.5		
EP-	S.No.231 G Ward,	Existing	Existing Cremation	Area out of S.No.231
38	I onavala	Gremation	Ground	
	1 200	Ground	Giodila	admeasuring about 1210
	一般動物。 はい はん			Sq. Mt. on southern side of
	interpolition p	1.56		Existing Cremation
			7.	Ground is deleted from
	20 h		A STATE OF THE STA	Existing Cremation
	Transcent Control			Ground & included in
	O.S. Constitution	19 10 S 14		Residential Zone, subject
			214.1	to the restrictions on
	7 Vise :	Market 19 7		development due to HFL
	22.			of Indrayani river.
EP-	S.No. 106 (pt),	Partly Residential	Partly Residential	Land bearing S.No.106
39	Khandala	Zone, partly	Zone, partly Nature	(pt) Khandala is deleted
		Nature Reserve	Reserve Zone	from Nature Reserve
		Zone	reserve zone	
		20116		Zone & Included in
	(A)			Residential Zone
EP-	S.No. 291A, Site	Cite No 24	0%- 11- 04	
19 W	3.140. 29 1A, Site	Site No.31,	Site No.31,	Site No.31, Shopping
40	No.31, Shopping	Shopping Centre	Shopping Centre	Centre is deleted &
	Centre" Company			included in Residential
	200	**		Zone
EP-	S.No.69, 71,	Public-Semipublic	S.No.69 partly	Lands bearing S.No. 69
41	Walwan	Zone	Residential Zone,	(pt) & 71 (pt) are deleted
			partly Existing Water	from Public-Semipublic
	Team to		Works, partly	Zone & included in
			Agricultural Zone	Residential Zone.
			S.No.71, partly	12 Mt. D.P.Road passing
			Agricultural Zone &	through S. No.69,70,71 is
			partly Residential	deleted & area is
			Zone	
	*		2011e	included in Residential
	,			Zone.
	• -	У	4 20 4	9 Mt. road passing
	e ving			through S.No.65, 70, 69,
		.,	·	68 is widened to 12 Mt. at
				Northern side.
EP-	CTS 289/1,	Site No. 57B,	Site No. 57B,	Site No. 57B, Municipal
42	S.No.5,8, Walwan	Municipal	Municipal Divisional	Divisional Office,
	Site No. 57B,	Divisional Office,	Office, Community:	Community Hall & Parking
	Community Hall &	Community Hall &	Hall & Parking	
	Parking	Parking	· yapır azı i mirini Mi	•
EP-	S.No.72, Tungarli	Residential Zone	Residential Zone	The layout shown on
43			· · · · · · · · · · · · · · · · · · ·	Development Plan is
7.5	٠.	*	, '	
	1		. ,	corrected as per
	© No 444 1 =====	Deside dist	D - 14 - 41 - 1 - 2	sanctioned layout plan.
EP-	S.No.141, Lonavala	Residential Zone`	Residential Zone	Area of S.No.141,
44	7			Lonavala is reserved for
				Chief Officer's Quarter as
				a Site No.21-A
				a dite HU.Z ITA

EP- 46	S.No. 119, 120, 121, Bhushi	Site No.88, Picnic Park	Site No.88, Picnic Park	Lands bearing S.No. 119 120, 121 are deleted
				from Site No.88, Picnic Park & the said lands are shown as No
EP- 48	S.No. 17(pt), Tungarli	Water Body	Water Body	Development Zone.  Area out of S.No.17 (pt),
				Tungarli which is not under submergence area of lake is shown as No Development Zone
EP- 49	FSI allowable in Congested area	1.33	1.33	The allowable FSI in congested area is increased from 1.33 to 1.50
EP- 50	S.No. 13/2/1, Plot No. 13,14,15 Walwan	partly Residential Zone & partly	Partly D.P.Road, partly Residential Zone & partly Industrial Zone	Alignment of D.P.Road is changed as shown on plan. Area released due to shifting is included in
EP- 52	S.No.49, Khandala	Residential Zone	Residential Zone	Residential zone.  9 Mt. wide D.P.Road is shown proposed through S.No.49 connecting to existing road in S.No.44 &
1 m s			,	proposed D.P.Road in S.No.52 as shown on plan.
EP- 53	S.No.88, 89 (pt), 98, Bhushi	Agricultural Zone	Agricultural Zone	S.No.88, 89 (pt), 98 are deleted from Agricultural Zone & included in Residential Zone excluding
EP-	0.14	0.14 0.00		Expressway alignment as shown on plan.
54	9 Mt. road passing through S.No.16,19, 20 11 (all parts), Lonavala (from Padwal Building to Cremation Ground)	9 Mt. D.P.Road	9 Mt. D.P.Road	Alignment of 9 Mt. D.P. Road is shifted as per sanctioned Development Plan.
EP- 55	9 Mt. wide D.P. Road passing through CTS 143, 144, 145 Lonavala	9 Mt. wide D.P. Road	9 Mt. wide D.P. Road	Subject to the decision of Civil Suit No. 6/2003. The 9 mt. widening of road passing through CTS No. 143, 144 is deleted and existing road is shown on plan.
P- 56	S.No.15(pt) Lonavala Site No. 81A, Veterinary Dispensary	Site No. 81A, Veterinary Dispensary	Site No. 81A; Veterinary Dispensary	50% part is deleted & included in Residential Zone as shown on plan.
P- 7	S.No.15(pt) Lonavala Site No. 68, Post Office & Staff Quarters	Site No. 68, Post Office & Staff Quarters	Site No. 68, Post Office & Staff Quarters	Site is deleted & included in Residential Zone as shown on Plan.

EP- 58	S.No. 135,151,152, 153,159,142,193,194 etc. Lonavala	Railway	Railway	The lands bearing S.No. 135,151,152,153,159,142, 193,194 etc. Lonavala are included in Residential zone as per sanctioned Development Plan, as shown on Plan.
EP- 59	S.No.12,13(pt),14(pt) Lonavala Site No.62- Extension to Municipal Play Ground	S.No.12 -Public Semi Public Zonë S.No.13(pt),14(pt) Site No.62- Extension to Municipal Play Ground	S.No.12 -Public Semi Public Zone S.No.13(pt),14(pt) Site No.62- Extension to Municipal Play Ground	Ground and S.No.13(pt), 14(pt) Site No.62 is
60	Provisions in D.C. Rules	Section 5 (7): Schedule of Fee. The scale of fee for development of land/ subdivision/layout of land and building permission for various kinds of building shall be as determined/prescribed by the Municipal Council	Section 5 (7): Building Permit Fee. As one of the conditions under Section 45(1) (ii) of M.R. & T.P. Act and Section 338 of M.M.Act, the building permit application fee shall be as prescribed below:- (i) Subdivision of land or development work.	Section 5 (7): Building Permit Fee. As one of the conditions under Section 45(1) (ii) of M.R. & T.P. Act and Section 338 of M.M.Act, the building permit application fee shall be as prescribed below:-  (i) Subdivision of land or development work.
		from time to time.	Area to be Rs. Developed  1 Ha. 150/- 1-2.5 Ha. 300/- 2.5-5 Ha. 450/- Above 150/- 5 Ha. Additional for every 5 Ha. above Rs. 450/-  (II) Residential	Area to be Rs.  Developed  1 Ha. 150/- 1-2.5 Ha. 300/- 2.5-5 Ha. 450/- Above 150/- 5 Ha. Additional for every 5 Ha. above Rs.450/-  (ii) Residential Buildings
			Buildings: Total Covered Rs. Area on all Floors	Total Covered Rs. Area on all Floors
			Upto 60 S.M. 10/- Upto 150 S.M. 50/- Above 150 S.M. 100/- & upto 300 S.M. Above 300 S.M.	Upto 60 S.M. 10/- Upto 150 S.M. 50/- Above 150 S.M. 100/- & upto 300 S.M. Above 300 S.M. charge

charge Rs.10/- for every 50 S.M above Rs.100/- subject to maximum of Rs.250		Rs.10/- for every above Rs.100/- s maximum of Rs.	subject to
(iii) Commercial (mercantile), Business, Assembly, Hazardous & Storage Buildings (i.e. shops, showrooms, business offices, godowns, warehouses, bank cinemas, theatres clubs etc.)	s,	(iii) Commercia (mercantile), Bu Assembly, Haza Storage Buildin shops, showrod business office godowns, ware banks, cinemas clubs etc.)	isiness, ardous & gs (i.e. oms, s, houses,
	ls.		Rs.
Area 150 S.M. 200 for every 100 additional 150 S.M Addition for ever 150 S.M aboveR	)/- al y 1/.	for every additional Ac 150 S.M. for 15 ab	200/- 100/- dditional r every 0 S.M. love Rs.
200/- subject to maximum of Rs.1000/-	1	subject to maxim Rs.1000/-	um of
(iv) Public Building (for educational, religious & charitable use)	g	(iv) Public Build educational, rel charitable use)	
Total Covered R Area	s.	Total Covered Area	Rs.
,	5/- al	150 S.M. More than 150 S.M. Additi for eve	25/- 25/- onal ery 150
150 S.M. above Rs 25/- subje to maximu of Rs.100/	ct m	S.M. al Rs.25/- to maxii Rs.100/	subject mum of
(v) Industrial Building		(v) industrial Bu	ilding
Total Covered R	s.	Total Covered Area	Rs.
Area		150 S.M.	200/-

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200/-150 S.M. Every additional 100/-150 S.M. or Additional for every 150 S.M. above Rs.200/subject to maximum of Rs. 1000/-

(vi) Compound wall : It should be a minimum of Rs.5/- for walls upto 100 running mts. and further increase the fee on the same scale

### 5.7.1 The Fixation of 5.7.1 The Fixation of these fees shall be governed by the following:

- (a) For re-erection of existing building, the fees chargeable shall be the same as erection of new building.
- (b) For additions and alterations in the existing building, the fees shall be chargeable on the added/altered portions only, on the same scale as for a new building.
- (c) For revised plan of a building, which the authority has already sanctioned, the fees chargeable shall be 1/4th of the fees chargeable on the original plan.
- (d) In case of additions and alterations of building if the use of the building is also changed, then the

Every additional 150 S.M. or part thereof

Additional for every 150 S.M. above Rs 200/subject to maximum of Rs 1000/-

100/-

(vi) Compound wall: It should be a minimum of Rs.5/- for walls upto 100 running mts. and further increase the fee on the same scale.

# these fees shall be governed by the following:

- (a) For re-erection of existing building, the fees ohargeable shall be the same as erection of new building.
- (b) For additions and alterations in the existing building, the fees shall be chargeable on the added/altered portions only, on the same scale as for a new building.
- (c) For revised plan of a building, which the authority has already sanctioned, the fees chargeable shall be 1/4th of the fees chargeable on the original plan subject to the condition that the covered area of the building has not increased than in the original sanctioned plan. (d) In case of additions and alterations of building, if the

use of the building is also

chargeable fees shall be

calculated on the use

changed, then the

chargeable fees shall be calculated on the use proposed. (e) In case of basements, for the purpose of calculating fee, the area covered under the basement shall be counted towards the covered area. (f) In the case of buildings with principle & subsidiary occupancies, in which THE OWNER OF THE PARTY OF THE P the fees leviable are different, then the en Tool in or the action A A A CHEAT BOOK fees for the total building scheme shall be calculated as per the rates for individual occupancies. (g) in case of repetitive type of residential buildings, the building permit fees shall be calculated only for each type of building block/ scheme, based on which the other buildings are constructed. 5.7.2 The owner may withdraw his application & plans at any time prior to the sanction and such withdrawal shall terminate all proceedings with respect to such application, but the fees paid shall, in no case be refunded. 5.13.4 (b) Take suitable action against the licensed technical person or the architect concerned which may include cancellation of license and debarring him from

further practice for

proposed.

- (e) in case of basements, for the purpose of calculating fee, the area covered under the basement shall be counted towards the covered area.
- (f) In the case of buildings with principle & subsidiary occupancies, in which the fees leviable are different. then the fees for the total building scheme shall be calculated as per the rates for individual occupancies.
- (g) In case of repetitive type of residential buildings, the building permit fees shall be calculated only for each type of building block scheme, based on which the other buildings are constructed.
- **5.7.2** : The owner may withdraw his application & plans at any time prior to the sanction and such withdrawal shall terminate all proceedings with respect to such application. but the fees paid shall, in no case be refunded.
- **5.13.4 (b)** Take suitable action against the licensed technical person or the architect concerned which may include cancellation of license and debarring him from further practice for period upto 3 years.

A. A. G. S. S.

5.13.4 (b) Take suitable action against the licensed technical person concerned.

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12.4.3 (a) In case of group housing schemes in lands admeasuring more than 0.4 Ha., the maximum No. of main buildings to be permitted shall be at the rate of 30 buildings per gross hect.

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Provided that the tenement density in such group housing schemes in lands more than 0.4 Ha. in area shall not exceed 60 per gross hectare. (b) The permissible built up area for the group housing schemes in lands more than 0.4 hect. shall not exceed 33 1/3% of the net plot area (i.e. the area calculated after leaving 25% of the total area of the plot for roads, open space

**12.5.3 (b)** Petrol station shall not permitted within a distance of 91.5 Mt. from any junction of roads.

(c) Petrol station shall not be sited on the convex side of a road curve in case the curve is not very sharp and cars moving out of the station are completely visible to the traffic from a distance of atleast 91.5 Mt. and vice-versa, a petrol station may be permitted such a convex curve.

(d) Petrol station shall not be sited within a distance of 91.5 Mt. 12.4.3 (a) In case of group housing schemes in lands admeasuring more than 0:4 Ha., the maximum No. of main buildings to be permitted shall be at the rate of 30 buildings per gross hect.

Provided that the tenement density in such group housing schemes in lands more than 0.4 Ha. in area shall not exceed 60 per gross hectare.

(b) The permissible built up area for the group housing schemes in lands more than 0.4 hect. shall not exceed 25% of the net plot area (i.e. the area calculated after leaving 25% of the total area of the plot for roads, open space etc.)

**12.5.3 (b)** Petrol station shall not permitted within a distance of 91.5 Mt. from any junction of roads.

(c) Petrol station shall not be sited on the convex side of a road curve in case the curve is not very sharp and cars moving out of the station are completely visible to the traffic from a distance of atleast 91.5 Mt. and vice-versa, a petrol station may be permitted such a convex curve.

(d) Petrol station shall not be sited within a distance of 91.5 Mt. from the

from the nearest gate of school, hospital. theater, place of assembly or stadium. (e) In the case of kiosks and other buildings for sale office, snack bars etc. within the plot for petrol filling stations, the set backs from the boundaries shall be 4.5 Mt. Further the other clearances for the installations shall be as per the Petroleum Rules of 1937.

13.4.3 (a): In case of group housing schemes in lands admeasuring more than 0.4 Ha., the maximum No. of main buildings to be permitted shall be at the rate of 15 buildings per gross hect.

Provided that the tenement density in such group housing schemes in lands more than 0.4 Ha, in area shall not exceed 30 per gross hectare. (b) The permissible built up area for the group housing schemes in lands more than 0.4 hect. shall not exceed 33 1/3% of the net plot area (i.e. the area calculated after leaving 25% of the total area of the plot for roads, open space etc.)

nearest gate of school, hospital, theater, place of assembly or stadium.

(e) In the case of kiosks and other buildings for sale office, snack bars etc. within the plot for petrol filling stations, the set backs from the boundaries shall be 4.5 Mt. Further the other clearances for the installations shall be as per the Petroleum Rules of 1937.

13.4.3 (a): In case of group housing schemes in lands admeasuring more than 0.4 Ha., the maximum No. of main buildings to be permitted shall be at the rate of 15 buildings per gross hect.

Provided that the tenement density in such group housing schemes in lands more than 0.4 Ha. in area shall not exceed 30 per gross hectare.

- (b) The permissible built up area for the group housing schemes in lands more than 0.4 hect. shall not exceed 25% of the net plot area (i.e. the area calculated after leaving 25% of the total area of the plot for roads, open space etc.)
- (c) Layout of Group
  Housing Schemes:(i) The minimum widths of internal roads in a group housing schemes shall be

as follows:-

Length of Roads Min. Width 75 mt or less 4.5 mt. More than 75 mt. 7.5 mt. Provided that where an internal Road more than 75 mt. in length but serving access to buildings on one side only, the min. width may be 4.5 mt. The minimum (i) 2 .1 . marginal open spaces in a group housing schemes shall be as under: (a) from internal roads 3.0mt. O SEC. (b) from any boundary of the plot & rear side of a buildina 4.5mt (c) from any boundary of the plot & side of a building 3.0 mt (d) between two buildings side to side 6.0mt (e) between two buildings back to back 9.0mt. (f) from any public road either existing or proposed 4.5 mt. or as prescribed under the Ribbon Development Rules in respect of classified roads whichever is more. (iii) One or more open speces or gardens or play grounds admeasuring in aggregate not less than 10% of the area of the land under layout shall be provided, centrally located as for as possible, in a layout of group housing scheme of land admeasuring more than 0.4 hectare.